



MINUTES

of

COUNCIL ASSESSMENT PANEL MEETING

Pursuant to the provisions of Section 82 of the Planning, Development and Infrastructure Act 2016

HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

**THURSDAY, 16 APRIL 2026
AT 6:00 PM**

The meeting commenced at 6:00 pm.

1 ATTENDANCE RECORD

1.1 Present

MR GEOFF PARSONS – PRESIDING MEMBER

Mr Aaron Curtis

Mr Paul Mickan *via Zoom*

Ms Misty Norris

Mr Adam Squires

Also in attendance for the meeting:

Assessment Manager

Senior Manager Development Services

–Principal Planner - Major Projects

Development Officer - Planning

ICT Support Officer

Minute Taker

Mr Leif Burdon

Mr Matt Dineen

Mr Mahmoud Hasaneen

Mr Jamie Hanlon

Mr Nathaniel Walter

Mrs Skye Nitschke

1.2 Apologies

Nil

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES**PANEL RESOLUTION****CAP610**

The Minutes of the Council Assessment Panel Meeting held 19 March 2026 be confirmed as a true and accurate record of proceedings.

CARRIED UNANIMOUSLY

3 APPLICATIONS WITHDRAWN

Nil

4 DECLARATIONS OF INTEREST

Mr Adam Squires declared a conflict of interest in confidential item 10.1 due to involvement with the application through his past employment with the City of Playford.

5 APPLICATIONS FOR CONSIDERATION – PERSONS WISHING TO BE HEARD**5.1 CONSTRUCTION OF RETAINING WALLS WITH FENCING ABOVE (COMBINED HEIGHT VARYING BETWEEN 2.6M AND 3.8M), RETROSPECTIVE RETAINING WALLS, TUBULAR FENCING AND STEPS**

Representors:	Denise Cook	Did not wish to be heard
	Liam Wallis	Did not attend
	Sharon Murphy	Did not wish to be heard
	Debbie Diedrichsen	Did not wish to be heard

Applicant: Mr Lyaqat Rezwani

PANEL RESOLUTION**CAP611**

It is therefore recommended that the Council Assessment Panel:

1. **DETERMINES** that the proposed development is not seriously at variance with the provisions of the Planning and Design Code.
2. **GRANTS** Planning Consent to the application by Mr Lyaqat Rezwani c/o- Arcotek Design Studio for the construction of retaining walls with fencing above (combined height varying between 2.6m and 3.8m), retrospective retaining walls, tubular fencing and steps at Allotment 44 Norway Avenue, Hillbank as detailed in Development Application 25040750 subject to the following conditions:

Conditions

1. The development must be undertaken, completed and maintained in accordance with the plan(s) and information detailed in this Application except where varied by any condition(s) listed below.
2. The planting and landscaping identified on the Landscaping Plan submitted with the Application must be completed in the first planting season concurrent with or following completion of the retaining walls and fencing. Such planting and landscaping must not be removed nor the branches of any tree lopped and any plants which become diseased or die must be replaced by suitable species.
3. All stormwater resulting from the subject development shall be managed in an orderly manner and in accordance with the approved plans and documentation so that it does not flow or discharge onto land of adjoining owners or, in the opinion of Council, detrimentally affect structures on this site or any adjoining land.

Advisory Notes

1. The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent, such an appeal must be lodged at the Environment, Resources and Development Court (the Court) within two (2) months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, telephone number 8204 0289.

CARRIED UNANIMOUSLY

6 APPLICATIONS FOR CONSIDERATION – NO PERSONS TO BE HEARD

Nil

7 APPLICATIONS FOR CONSIDERATION - CATEGORY 1

Nil

8 OUTSTANDING MATTERS – APPEALS AND DEFERRED ITEMS

Nil

9 OTHER BUSINESS**9.1 STAFF REPORTS**

Nil

10 CONFIDENTIAL MATTERS**10.1 CHANGE OF LAND USE TO A TRANSPORT DISTRIBUTION FACILITY FOR THE PURPOSE OF SUPPORTING PRIMARY PRODUCTION, COMPRISING WAREHOUSE, HEAVY VEHICLE PARKING OF UP TO 8 VEHICLES, CAR PARKING, TRUCK MAINTENANCE AND WASHDOWN AREA, DETENTION BASIN, FENCING AND LANDSCAPING**

Mr Squires left the meeting room at 6:14 pm in response to their declared conflict of interest.

Representors: Donald Sawley
Rodger Fryer

Applicant: Mr Grazio Maiorano, URPS for Tedesco Freightlines Pty
Ltd Addressed the Panel

A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE FOR ITEM 10.1**PANEL RESOLUTION****CAP612**

Pursuant to Part 3 13(2)(a) of the *Planning, Development and Infrastructure (General) Regulations 2017* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Senior Manager Development Services
- Assessment Manager
- Principal Planner - Major Projects
- Development Officer - Planning
- ICT Support
- Minute Taker

in order to consider in confidence agenda item 10.1 under Section 90(3)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017* on the basis that:

- (vi) information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial
- (ix) information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place

This matter is confidential because this agenda item relates to an ongoing appeal between the appellant and the Council Assessment Panel. As an ongoing appeal, this is a confidential matter between parties and the public discussion of such matters has the potential to impact the appellants right to a fair trial and relates to ongoing litigation.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; the Council Assessment Panel consider it necessary to consider this matter in confidence.

CARRIED UNANIMOUSLY

The meeting went into confidence at 6:34 pm.

C. PROCEDURAL DECISION - COMMITTEE TO DECIDE HOW LONG ITEM 10.1 IS TO BE KEPT IN CONFIDENCE**PANEL RESOLUTION****CAP614**

Pursuant to Part 3, 14(4) of the *Planning, Development and Infrastructure (General) Regulations 2017* the Panel orders that the following aspects of Item 10.1 be kept confidential, in accordance with the Panel's reasons to deal with this item in confidence pursuant to Part 3, 13(2)(a)(vi) & (ix) of the *Planning, Development and Infrastructure (General) Regulations 2017*:

- Report for Item 10.1
- Attachment(s) for Item 10.1
- Minutes for Item 10.1

Other than where required to be released in the management of the Environment Resources and Development Court proceedings, at the discretion of the Assessment Manager.

CARRIED

The meeting reopened to the public at 7:11 pm.

11 POLICY DISCUSSION FORUM

Nil

12 CLOSURE

The meeting closed at 7:13 pm.